

PLANNING FRAMEWORK—2030 PERSPECTIVE

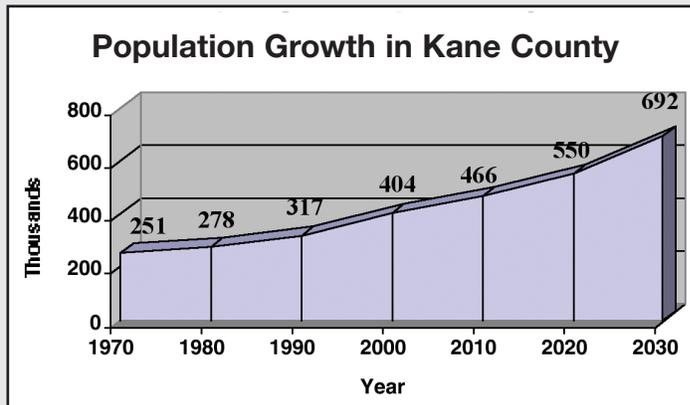
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“**T**he Chicago region has begun the 21st Century in a position of strength. Our region is diverse, attractive, and prosperous. The City of Chicago and the surrounding 272 municipalities produce \$300 billion worth of goods and services annually” (THE METROPOLIS PLAN: Choices for the Chicago Region). This statement by Chicago Metropolis 2020 is equally applicable to Kane County and its 28 municipalities on the western edge of our metropolitan Chicago region. Our county is strong, our citizens are diverse, our river valley and rolling farmland are attractive, our communities are prosperous and WE ARE GROWING!

From 1970 to 2000 the county added about 153,000 residents. Between 2000 and 2030, the county is expected to grow by almost 300,000 residents. Over the next thirty years, we are going to nearly DOUBLE the population growth rate experienced during the past 30 years.

Figure 4

Population Growth in Kane County



Source: Northeastern Illinois Planning Commission, 2003.

In addition to growing, the overall population of Kane County is also becoming more diverse and aging. The number of foreign-born residents increased from 4.0% in 1970 to 15.7% in 2000. The largest increases in foreign-born residents were Latin Americans and Asians. Those of Hispanic origin rose from 4.5% in 1970 to more than 23% in 2000. By 2030, those over the age of 60 in this region will account for 22% of the population compared to only 14% in 2000. Comprehensive planning for our growing county and the profound population and land use changes we face has become more important than ever.

In 1996 the Kane County Board, in response to what was then perceived to be record levels of growth, provided a “perspective” in the 2020 Plan which stated, “*the urban edge of the Chicago suburbs has moved west across DuPage County and has reached the established urban communities along the Fox River in Kane County. Rapid growth in eastern Kane County has created concerns about traffic, adequacy of services, and loss of open space and community identity. Further west, rural citizens are concerned about the future of agriculture, land values, traffic, environmental degradations, and the spread of scattered residential subdivisions. As Kane County moves into the next century, it will experience increased development pressure and conversion of open areas and farm land to suburban and exurban growth.*” (2020 Plan, p.8)

Eight years have passed since the 1996 adoption of the Kane County 2020 Land Resource Management Plan. The “2020 Plan” has served as the County Board’s land

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use strategy and policy guide throughout a period of significant growth in the county. During this time there have been changes in local, state, and federal policies affecting land use; major water, sewer and transportation improvements have been planned or completed; 2030 forecasts for regional and county population, households, and employment have been endorsed; and countless local public policy and land use decisions have unalterably changed portions of the Kane County landscape. With all of these changes taking place, and the profound demographic trends facing us, the time has come to adopt and to implement a new plan for Kane County.

The Conceptual Land Use Strategy adopted by the County Board in 1994 served as the foundation for the 2020 Plan and called for a proper balance between natural resource protection and economic and community development. That basic conceptual strategy remains valid, but as a component of this planning process it was re-examined and fine-tuned to reflect the changes that have occurred in Kane County, and more importantly, the challenges of extending another decade into the future.

The 2030 Conceptual Land Use Strategy Map (Refer to Figure 5) focuses on the following themes for each of the depicted strategy areas:

- RENAISSANCE—Urban Corridor
- REFINEMENT—Critical Growth
- RECOMMITMENT—Agricultural/Rural Village

Urban Corridor

The Urban Corridor, the municipalities along the Fox River from Algonquin on the north to Montgomery on the south, is experiencing what can best be described as a “renaissance”, a new urban focus for a new century. The historic development patterns along the Fox River continue expanding along with the growing population of the cities and villages. Today these municipalities are home for about 80% of the county’s population. The development strategy for the corridor includes downtown revitalization, neighborhood preservation, redevelopment, and infill development. Since 1994, the municipalities in the Urban Corridor have engaged in planning and community development efforts that have been remarkable in advancing the land use strategy.

In addition, the cities and villages have annexed extensive areas along Randall Road expanding the Urban Corridor to the west. New commercial areas, residential neighborhoods, employment centers, and additional open space and recreational areas are all part of the expanded corridor. The **strategy is working** and the “renaissance” needs to be fostered and encouraged as the 2030 Plan is implemented so the Urban Corridor may continue to serve as home to the majority of the county’s residents.

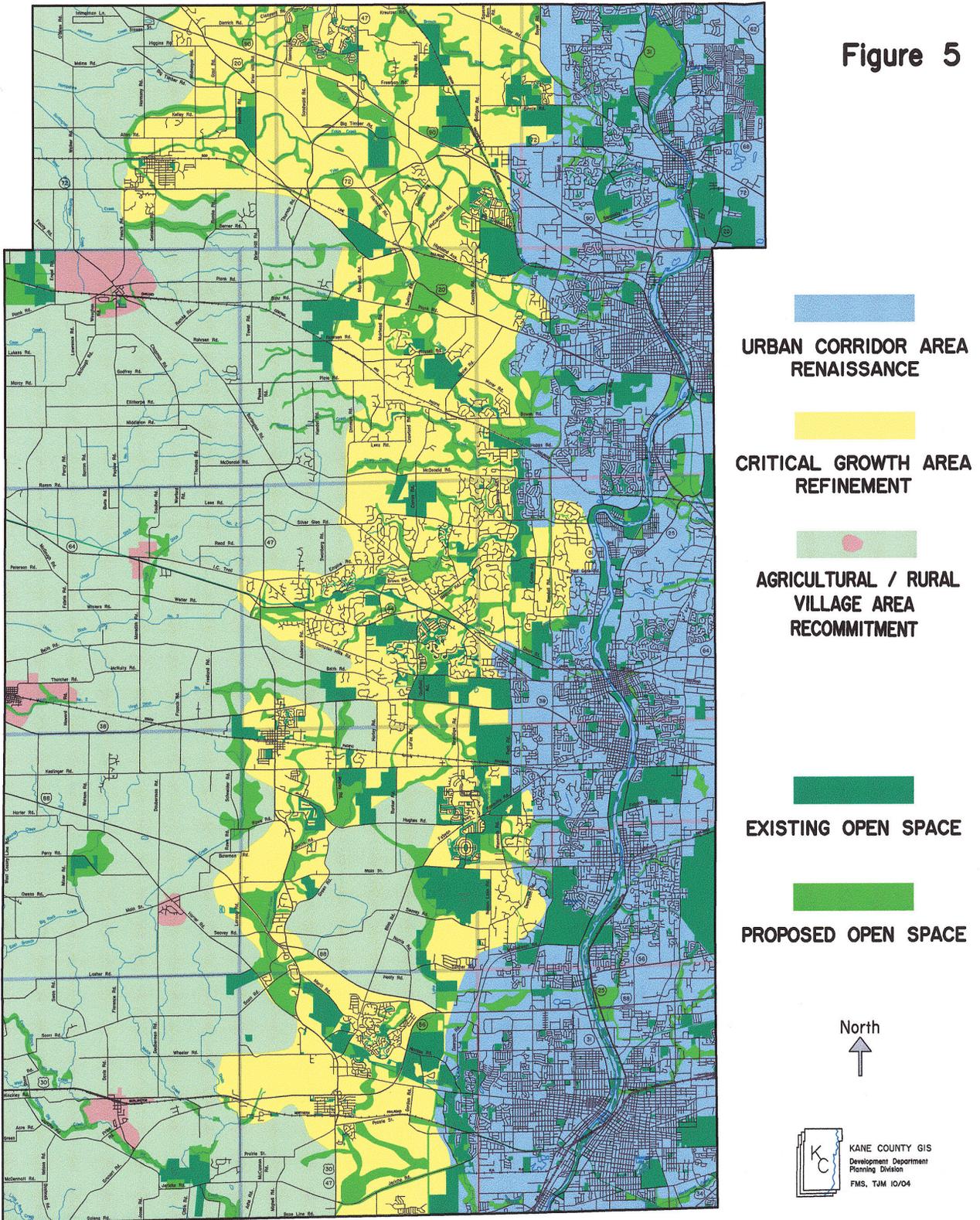
Critical Growth Area

The theme of “refinement” is applied to the Critical Growth Area both in terms of refining the geographic area and the diversity and extent of development activities. The geography of the Critical Growth Area has been enlarged because of several factors: westward expansion of the Urban Corridor; approval of Facility Planning Area boundaries by IEPA; recognition of the growth of Hampshire, Sugar Grove and Elburn; unincorporated land use changes approved by the county; major open space acquisitions and enhancement of the greenway system; and the 2030 population, household and employment projections.

The Critical Growth Area faces the greatest challenges to sensible, managed growth. It is where we have the greatest opportunity to incorporate Smart Growth principles and “Priority Places” into community development decisions. Priority Places are locations in Kane County where safe, healthy, and livable communities can develop and are part

Figure 5—2030 Conceptual Land Use

2030 CONCEPTUAL LAND USE STRATEGY MAP



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of the refinement of the Critical Growth Area. It is also where we are put to the test regarding cooperative planning, intergovernmental land use agreements and jurisdictional boundary agreements.

Significant progress has been made in achieving many of the elements of the land use strategy for the Critical Growth Area. Examples include: the greenway system along the tributaries of the Fox River is being implemented; the Rustic Roads Program has been adopted; new neighborhoods are under development; Aurora has completed the “Countryside Vision Plan” for its western transition; and Geneva and the county are finalizing the Prairie Green Project west of Peck Road. The strategy for the Critical Growth Area has been refined and **it is working**, yet our efforts must be doubled to implement Smart Growth and Priority Places in this rapidly developing area.

Agricultural/ Rural Village Area

When the Planning Commission reviewed the Conceptual Land Use Strategy, they concluded that no theme was more appropriate for the Agricultural/Rural Village Area than “recommitment”. As our population grows and the Urban Corridor and Critical Growth Areas expand, we need to re-new efforts to prevent premature conversion of farmland to other uses and recommit to preserving agricultural areas and open space.

Farming as a way of life and important economic activity can be preserved in western Kane County, yet as the planning horizon and population forecasts were extended to 2030, there was some Critical Growth Area encroachment into the Agricultural Area. Examples include Montgomery’s growth along Route 30 west of Blackberry Creek; North Aurora’s annexation of farmland north of I-88 and west of Deerpath Road; and Carpentersville and Gilberts agreement to develop along Galligan Road. And as Elburn, Sugar Grove and Hampshire continue to grow and evolve from rural agricultural service communities into more suburban-like municipalities, some additional cropland acres will succumb to rooftops. In addition, Maple Park is planning for more growth, Burlington is looking at expanding, Big Rock has incorporated, and Lily Lake is considering new developments. The potential growth of all of these villages requires that the County and municipalities recommit to preserving farmland.

This recommitment is evidenced by the County Board’s approval to purchase agricultural easements as part of the Kane County Farmland Preservation Program and the Federal Farmland Protection Program. As of 2004 the County Board has purchased over 2,500 acres of farmland and has approved the purchase of an additional 369 acres. Currently, applications for the farmland preservation program represents over 2,583 additional acres. In addition to easement acquisitions, policies discouraging the extension of water and sewer improvements, as well as strengthening planning and zoning initiatives, also require a recommitment. The strategy for the Agricultural/Rural Village Area is working, but the county and municipalities need to recommit to protecting and preserving farmland in the western area of Kane County.

Open Space Armature

In 1909, Daniel Burnham co-authored a visionary and farsighted plan for the Chicago region. A major part of that plan was the creation of a large interconnected open space system extending from Lake Michigan westward. A 1956 follow-up co-authored by Daniel Burnham, Jr., recorded the accomplishments of the 1909 plan and sounded a call to continue its vision. The 1956 Burnham Plan recognized Kane County for its efforts in establishing a Forest Preserve District and in acquiring open space.

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Since then, every Kane County plan has recognized that the foundation for a Land Use Strategy is the protection of open space, implementation of greenways, and water resource management, especially along the Fox River and the major developing watersheds: Kishwaukee River (Eakin Creek and Hampshire Creek), Tyler Creek, Ferson/Otter Creek, Mill Creek, Blackberry Creek and Big Rock Creek. Open space protection, greenway implementation, and water resource management continue to serve as three primary goals in the development of the land use, transportation, municipal development, and public facility elements of the 2030 Plan and is why the open space armature (Refer to Figure 6) has been added to the 2030 Conceptual Land Use Strategy Map.

Kane County Challenges

Can 50% or more of Kane County’s total area still be in farmland and open space uses by 2030? The answer to the citizens of Kane County is yes, but only if we obtain the goal of almost 50% of the new population residing within the Urban Corridor. A collective priority of Kane County and the municipalities for the greenfields, greyfields, and brownfields in the Randall Road and Fox River Urban Corridor should be infill, redevelopment, and revitalization. And, only if the other 50% of the population increase is focused in the Critical Growth Area. To achieve this goal, the “business as usual” attitude that has perpetuated the suburbanization of cornfields must change to a mindset by municipal decision makers in the Critical Growth Area that is (1) more supportive of the 10 Smart Growth Principles and the recommendations for Priority Places endorsed by the County Board and Planning Commission, and (2) more responsive to the three 2030 challenges—reducing traffic congestion, providing housing for a changing population, and maintaining a sustainable water supply.

90% or more of the projected population growth for Kane County will occur as the result of municipal decisions. The annexation, zoning, and subdivision approvals made by elected village boards and city councils primarily in the Urban Corridor Area and the Critical Growth Area will provide new homes for a growing, more diverse population. As the municipalities make these decisions, the 2030 Plan raises three challenges that must be addressed.



1. Future water supply challenge: How will we provide an additional 50 to 60 million gallons per day of sustainable water supply for an additional 300,000 people in the most efficient and environmentally responsible manner? This challenge is addressed in greater detail in the water resource section of Chapter 2, however, some facts are worth emphasizing:

- Lake Michigan water is not an option; it is not economically or politically feasible.
- Kane County must depend on its own resources for drinking water supply, i.e., deep aquifer, shallow aquifer, and surface water.
- Recent evidence suggests that theoretical yields from the shallow aquifer cannot be fully realized and yields from the deep aquifer may not be sustainable.
- Over pumpage of the shallow aquifer for municipal supplies may adversely impact private shallow wells and the water table, wetlands, and base flow in streams.



2. Traffic congestion challenge: How will we reduce traffic congestion, provide transportation options and improve air quality? This subject is also covered in Chapter 2 and in the 2030 Transportation Plan prepared by the Kane County

Figure 6—2030 Open Space

2030 OPEN SPACE

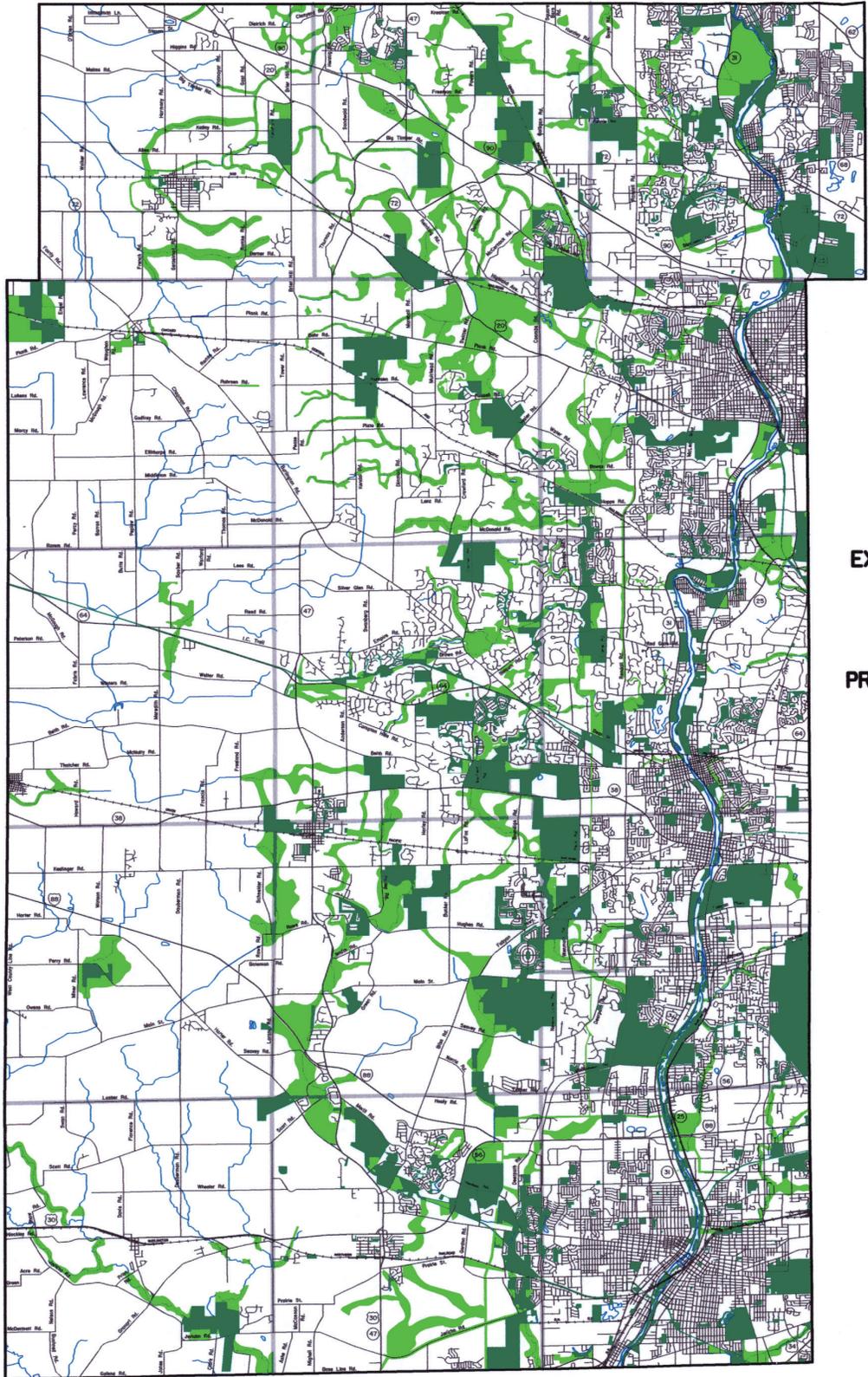


Figure 6

 EXISTING OPEN SPACE
 PROPOSED OPEN SPACE

TOWNSHIPS

HAMPSHIRE	RUTLAND	DUNDEE
BURLINGTON	PLATO	ELGIN
VIRGIL	CAMPTON	ST. CHARLES
KANEVILLE	BLACKBERRY	GENEVA
BIG ROCK	SUGAR GROVE	AURORA

North



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Division of Transportation. The aggregate and individual actions of the municipalities and county must respond to:

- “Business as usual” land use patterns will create severe or extreme congestion by 2030 on most of the roadway segments in the Critical Growth and Urban Corridor Areas.
- Increased accessibility, walkable, bikeable communities and pedestrian scale developments will improve air quality and public health.
- Encouraging transit oriented development can increase transit use in mixed-use, high-quality pedestrian environments.
- More money spent on building bigger highways and more traffic lanes will not significantly reduce congestion in Kane County.



3. Diverse, affordable housing challenge: With more people coming into Kane County and dramatic changes in age, household makeup, race, and lifestyle trends, what actions must be taken to meet future housing needs? The housing issues section of Chapter 2 provides a more detailed review of future housing needs. New development should address:

- As the Baby Boomers age between 2000 and 2030, what housing options will be available for them in walkable communities, close to friends, children and grandchildren?
- Fewer than 25% of all new households will fit into the traditional two parent with children mold and 20% or more of all households will be individuals living alone.
- Effective municipal land-use planning must provide a range of housing for a diverse population of all incomes and locate new residential development near job centers, services, transit, and schools.
- It is imperative that the county and municipalities assure the availability of affordable workforce and retirement housing and comply with the Illinois Affordable Housing Planning and Appeal Act.

Managing New Growth

Simply stated, the 2030 Conceptual Land Use Strategy Plan is that 50% of Kane County’s **area** can remain in open space and agriculture, if 50% of the forecasted **population** increase occurs in the Urban Corridor and **if** the other 50% of the **population** increase occurs in the Critical Growth Area. This strategy is graphically depicted in Figure 8, and is referred to as the “50-50-50 Map”.

In terms of **land area**, the pie chart in the lower margin of the 50-50-50 Map illustrates that 54% (180,162 acres) of the county would be in the Agricultural/Rural Village Area and Open Space categories, 24% (80,419 acres) in the Urban Corridor Area, and 22% (75,335 acres) in the Critical Growth Area.

In terms of **population increase** between 2000 and 2030, Kane County is projected to grow by nearly 300,000 people (actual count: 288,227 people). The pie chart in the right margin of the 50-50-50 Map envisions the 300,000 population increase be generally distributed as follows: over 145,000 new residents accommodated in the Urban Corridor, more than 145,000 new residents located in the Critical Growth Area, and about 10,000 new residents residing in the Agricultural/Rural Village Area.

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The following table depicts the 2000 Census distribution of population and the 2030 distribution by Strategy Area.

Figure 7

2000-2030 Population Distribution			
	2000 CENSUS	2030 PLAN STRATEGY (2030 KANE COUNTY)	
STRATEGY AREA	TOTAL POPULATION	ADDED POPULATION	TOTAL POPULATION
URBAN CORRIDOR	347,039	147,961	495,000
CRITICAL GROWTH	46,654	148,346	195,000
AGRICULTURAL/RURAL VILLAGE	10,426	9,574	20,000
EXISTING & PROPOSED OPEN SPACE	N/A	N/A	N/A
KANE COUNTY TOTALS	404,119	305,881	710,000

Source: Kane County Development Department, 2004.

More specifically, in 2000, the Agricultural/Rural Village Area contained approximately 10,000 people (actual count: 10,426 people). The 2030 Strategy Plan estimates that nearly 10,000 (9,574) people can be added in the Agricultural Area over the next 30 years, bringing the total population to approximately 20,000 people. The population increases in this area will be due to the expansion of small villages and limited development, including rural subdivisions, farmsteads and rural workforce housing.

In 2000, the Urban Corridor contained approximately 350,000 people (actual count: 347,039). The 2030 Strategy Plan estimates that more than 145,000 people (147,961) can be added to the Urban Corridor over the next 30 years, bringing the total population to approximately 495,000 people. The population increases in this area can be accommodated through greenfield, brownfield, and greyfield development.

In 2000, the Critical Growth Area contained approximately 50,000 people (actual count: 46,654). The 2030 Strategy Plan envisions over 145,000 people (148,346) can be added in the Critical Growth Area over the next 30 years, bringing the total population to approximately 195,000 people. The population increases in this area can be accommodated primarily by the municipalities in the Priority Places identified in the 2030 Plan.

The 2030 Land Use Strategy Perspective (Figure 9) is another way of illustrating the 50-50-50 Map depicted in Figure 8. The Land Use Strategy Perspective reflects the general goal for 2030 of 50% or more of Kane County in agricultural and open space uses. Open space, depicted in dark green, continues to serve as the armature or framework that links the Urban Corridor’s infill development, revitalization and renaissance with the Priority Places, walkable neighborhoods and Smart Growth development of the Critical Growth Area. The existing and proposed open space areas provide natural resource protection, opportunities for recreation, walkable and bikeable connections between communities, wildlife habitats, and help to frame the diverse and beautiful character of Kane County. The 2030 Perspective supports the logical, orderly growth of the cities and villages, where 90% or more of the new population will reside, and appropriate opportunities for new development in the unincorporated areas. The Perspective illustrates the downtown revitalization, neighborhood preservation, redevelopment and infill development of the Urban Corridor. Also, it graphically depicts the community development opportunities in the Critical Growth Area where almost half of our new population will have homes and where we can respond to the challenges of growth by implementing Priority Places and Smart Growth Principles. Finally, it portrays a county that by 2030 still has extensive areas of farmland and where agriculture remains an important economic activity.

Figure 8—50.50.50 Map

2030 CONCEPTUAL LAND USE STRATEGY MAP

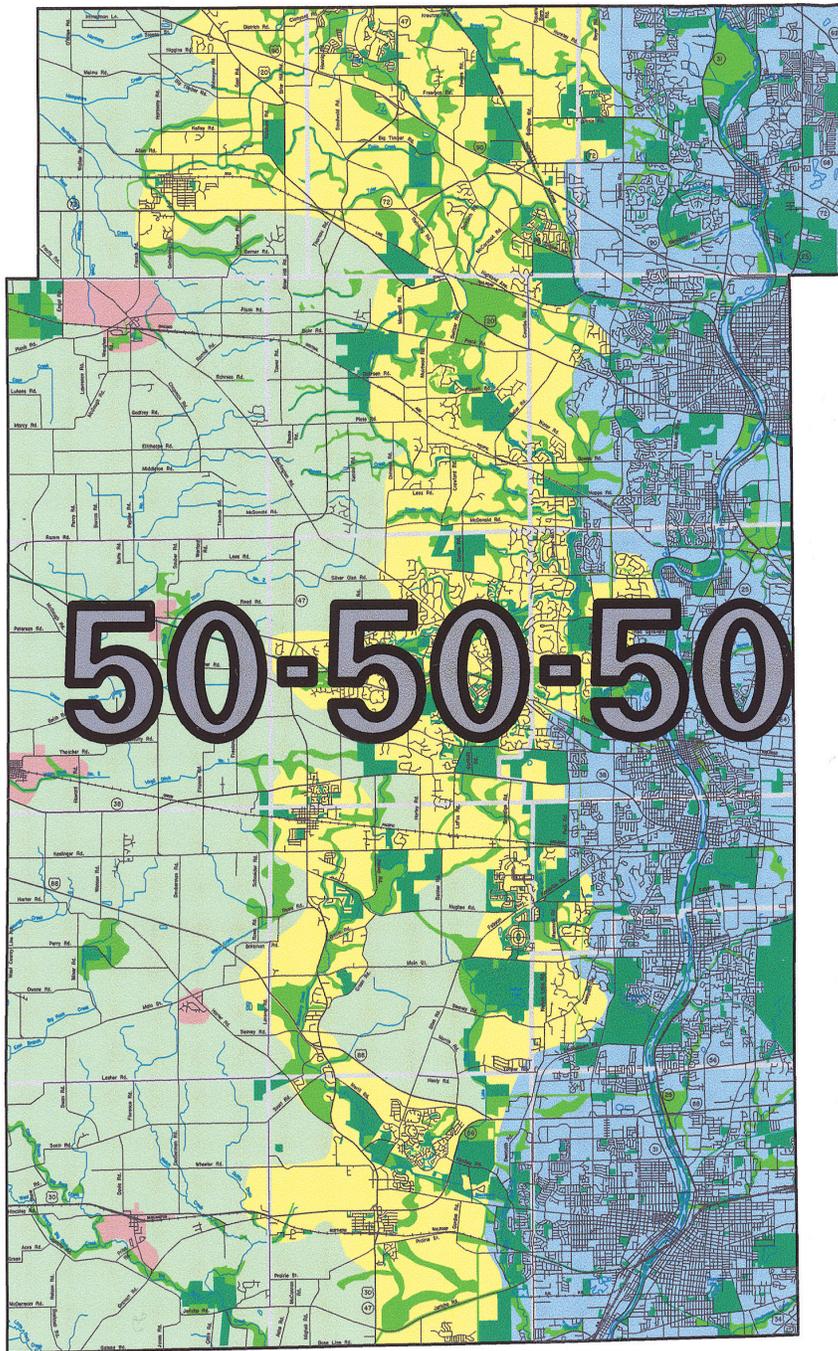
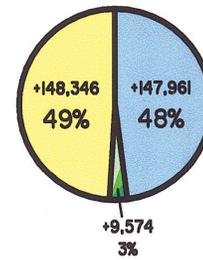


Figure 8

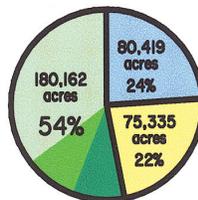
POPULATION INCREASE from 2000-2030



- URBAN CORRIDOR RENAISSANCE
- CRITICAL GROWTH REFINEMENT

TOTAL LAND AREA

- AGRICULTURAL/RURAL VILLAGE RECOMMITMENT
- EXISTING OPEN SPACE
- PROPOSED OPEN SPACE



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Figure 9—2030 Land Use Strategy Perspective Map

